



*John T. Auberger*  
*Supervisor*

# **TOWN OF GREECE**

## **BOARD OF ZONING APPEALS**

### **AGENDA**

**SEPTEMBER 7, 2010**

#### **General Information:**

**Work Session: 6:30 p.m.**

**Meeting: 7:00 p.m.**

#### **Roll Call:**

**Albert F. Meilutis, Chairman**

**Michelle M. Betters**

**Diana M. Christodaro**

**Randy T. Jensen**

**William F. Murphy**

**John J. Riley**

**Christopher A. Schiano, Deputy Town Attorney**

**Ivana Frankenberger, Planning Assistant**

**Mary Jo Santoli, Secretary to the Zoning Board**

#### **Pledge of Allegiance**

**Additions/Deletions to the Agenda**

**Announcements**

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**OLD BUSINESS:**

- 1. Applicant:** Adrienne Stewart  
**Location:** 57 Stonecliff Drive  
**Mon. Co. Tax No.:** 060.59-2-39  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** An area variance to allow five (5) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A
  
- 2. Applicant:** David Carter  
**Location:** 3029 Ridgeway Avenue  
**Mon. Co. Tax No.:** 088.03-1-9  
**Zoning District:** R1-18 (Single-Family Residential)  
**Request:** An area variance for a proposed attached garage (approximately 1016 sq. ft.), resulting in a total gross floor area of 1608 sq. ft. for all existing and proposed accessory structures and attached garages, where 1250 sq. ft. is the maximum gross floor area permitted for lots over one acre in area. Sec. 211-11 E (1), Table I
  
- 3. Applicant:** Auction Direct USA  
**Location:** 4350 West Ridge Road  
**Mon. Co. Tax No.:** 073.01-1-7  
**Zoning District:** BG (General Business)  
**Request:** A special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

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**NEW BUSINESS:**

- 1. Applicant:** Clifton Land Company LLC (d.b.a. Classy Chassy Laserwash)  
**Location:** 3022 West Ridge Road  
**Mon. Co. Tax No.:** 074.13-1-1.1  
**Zoning District:** BR (Restricted Business)  
**Request:** An appeal for relief from the Fire Sprinkler Law adopted by the Greece Town Board by Local Law #4 of the year 2000. Sec. 115-4 A
  
- 2. Applicant:** Frank W. Lopez  
**Location:** 125 Foreman Drive  
**Mon. Co. Tax No.:** 075.14-3-50  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** An area variance for an existing deck (approximately 131 sq. ft.) to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only. Sec. 211-11 E (3)
  
- 3. Applicant:** Kevin Peters  
**Location:** 15 North Drive  
**Mon. Co. Tax No.:** 026.15-2-12  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:** a) An area variance for a proposed deck (approximately 684.0 sq. ft.) to be located in a waterfront yard, where accessory structures, including decks, are permitted in rear yards only. Sec. 211-11 E (3)  
  
b) An area variance for a proposed hot tub (8.0 ft. x 8.0 ft.; 64.0 sq. ft.) to be located in a waterfront yard, where accessory structures, including hot tubs, are permitted in rear yards only. Sec. 211-11 E (3)

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4.   **Applicant:**               James W. & Margie M. Brumfield  
      **Location:**             2 Jonquil Lane  
      **Mon. Co. Tax No.:** 033.04-3-1  
      **Zoning District:** R1-E (Single-Family Residential)  
      **Request:**             a) An area variance for an existing 6.0 ft. high, closed-  
                                  construction fence (approximately 115 lin. ft.) located in a front  
                                  or corner yard, where fences located in a front or corner yard  
                                  shall be of open construction and shall not exceed 4.0 ft. in  
                                  height. Sec. 211-46 L & Sec. 211-47 A (1)  
                                  b) An area variance for an existing deck (approximately 360.0  
                                  sq. ft.) to be located in a (west) side yard, where accessory  
                                  structures, including decks, are permitted in rear yards only.  
                                  Sec. 211-11 E (3)
5.   **Applicant:**               Donald W. & Judith Y. Benhan  
      **Location:**             82 Old Country Road  
      **Mon. Co. Tax No.:** 045.01-15-2  
      **Zoning District:** R1-E (Single-Family Residential)  
      **Request:**             An area variance for an existing shed (11.8 ft. x 12.1 ft.; 140.1  
                                  sq. ft.) to have a (south) side setback of 1.6 ft., instead of the  
                                  6.0 ft. minimum required. Sec. 211-11 E (1), Table I
6.   **Applicant:**               Robert Pontarelli  
      **Location:**             375 Bonesteel Street  
      **Mon. Co. Tax No.:** 075.14-3-38  
      **Zoning District:** R1-8 (Single-Family Residential)  
      **Request:**             A special use permit to convert an existing one-family dwelling  
                                  into a two-family dwelling. Sec. 211-11 C(2)(a)

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- 7. Applicant:** Charles S. Arena, Sr.  
**Location:** 2450 Edgemere Drive  
**Mon. Co. Tax No.:** 026.15-1-57  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:**
- a) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.) to be located in a (west) side waterfront yard, where accessory structures, including cabanas, are permitted in rear yards only. Sec. 211-11 E (3)
  - b) An area variance for an existing cabana (8.3 ft. x 30.7 ft.; 252.3 sq. ft.) to have a (west) side setback of 1.4 ft., instead of the 6.8 ft. minimum required. Sec. 211-11 E (1), Table I
  - c) An area variance for existing lot coverage of 25.7%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
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- 8. Applicant:** Charles S. Arena, Sr.  
**Location:** Edgemere Drive  
**Mon. Co. Tax No.:** 026.15-1-75  
**Zoning District:** R1-E (Single-Family Residential)  
**Request:**
- a) An area variance to allow a proposed accessory structure (freestanding garage; 30.0 ft. x 40.0 ft.; 1200.0 sq. ft.) to be located on a lot with no principal structure. Sec. 211-5 Structure, Accessory
  - b) An area variance for a proposed freestanding garage (30.0 ft. x 40.0 ft.; 1200.0 sq. ft.), resulting in a total gross floor area of 1200 sq. ft. for all proposed accessory structures, where 800 sq. ft. is the maximum gross floor area permitted for lots less than 16,000 sq. ft. in area. Sec. 211-11 E (1), Table I

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- 9. Applicant:** Church of Christ, Inc.  
**Location:** 15-25 Lawson Road & 3950 Dewey Avenue  
**Mon. Co. Tax No.:** 060.07-3-37; 060.07-3-38 & 060.07-3-31  
**Zoning District:** R1-8 (Single-Family Residential)  
**Request:**
- a) An area variance for a portion of a proposed west side drive aisle, (approximately 180.0 lin. ft.) to be located 2.0 ft. from a residential district, instead of the 20.0 minimum required. Sec. 211-17 B (4), Table III
  - b) An area variance for a portion of an existing east side drive aisle (approximately 155.0 lin. ft.) to be located 4.0 ft. from a residential district, instead of the 20.0 minimum required. Sec. 211-17 B (4), Table III
  - c) An area variance for a portion of a proposed parking area (approximately 200.0 lin. ft.) to be located 5.0 ft. from a residential district, instead of the 20.0 minimum required. Sec. 211-17 B (4), Table III
  - d) An area variance for a portion of a proposed parking area to be located on an adjoining parcel, where all parking spaces shall be located on the same lot or business center as the use for which they are provided. Sec. 211-42
- 10. Applicant:** PetSmart  
**Location:** 3042 West Ridge Road  
**Mon. Co. Tax No.:** 074.01-1-4.1  
**Zoning District:** BG (General Business)  
**Request:** An area variance for a proposed second building-mounted sign (1.2 ft. x 10.0 ft.; 12.5 sq. ft.) with a sign area of 12.5 sq. ft., instead of the one 135.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & 211-52 B(2)(c)[1], Table VII

**MODIFICATION TO NEIGHBORHOOD NOTIFICATION:**

TBD

**ADJOURNMENT**

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